**GOVERNMENT OF ANDHRA PRADESH**
**ABSTRACT**

Municipal Administration & Urban Development Department - Visakhapatnam Metropolitan Region Development Authority–Deletion of 18 mts wide Master Plan-2041 Road (A-C) of a length of 1057.50 mtrs & Road (B-D) of length of 693.70 mtrs comes to the total of 1751.20 mts length of road passing through Sy.Nos.239, 249, 248, 250, 247, 252, 256, 246, 245, 261 & 348 of Dakamarri (V), Bheemunipatnam (M), Visakhapatnam District - Request submitted by the M/s. Sri Venkateswara Developers represented by its Managing Partners Sri K.K.Raju and P.R.K.Raju - Draft variation - Confirmation – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

**G.O.Ms.No.127** **Dated:22.09.2023.**

**Read the following:-**

1) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11023/4/2022(E-1680331), Dated.19.09.2022.
2) Govt.Memo.No.2011370/M2/2023, MA&UD (M) Department, dated.27.07.2023.
3) Notification No.565, dated.27.07.2023 published in Part-I of Andhra Pradesh Gazette.
4) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11023/4/2022 (e-1680331), dated.17.09.2023.

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**O R D E R:**

The Draft Variation to the land use envisaged in Master Plan of Visakhapatnam Metropolitan Region issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.565, Part-I, dated.27.07.2023. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that, a Paper Notification has been issued by their office in two daily newspapers, dt.05.08.2023 duly calling for objections and suggestions. No objections and suggestions were received during the notification period from the general public. Further, the applicant has paid Rs.10,000/- towards processing charges and Rs.3,38,022/- towards Conversion charges (total Rs.3,48,022/-), and also paid Rs.29,459/- towards paper notification charges to VMRDA. Hence, the draft variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated.22.09.2023.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Y.SRILAKSHMI**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.

**(P.T.O.).**

The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Commissioner, GVMC., Visakhapatnam.
**Copy to:**
The applicant – **through** the M.C., VMRDA., Visakhapatnam District.
The District Collector, Visakhapatnam District.
SF/SC.

**// FORWARDED BY ORDER //**

**SECTION OFFICER.**

## APPENDIX
## NOTIFICATION

In exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government hereby makes the following variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dated.08.11.2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.565, Part-I, dt.27.07.2023 as required under sub-section (3) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

## VARIATION

The Proposed deletion of 18Mts wide Master Plan-2041 Road (A-C) of a length of 1057.50 mtrs & Road (B-D) of length of 693.70 mtrs, (T-Junction) comes to the total of 1751.20mts length of road passing through Survey Nos.239, 249, 248, 250, 247, 252, 256, 246, 245, 261 & 348 of Dakamarri (V), Bheemunipatnam (M), Visakhapatnam District. The boundaries which are given in the schedule below which was earmarked for 18 Mtrs wide road in Master Plan of VMR sanctioned in G.O.Ms.No.136, MA&UD Dept., dated.08.11.2021 is now deleted by variation of change of land use, which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, duly earmarking the deleted area as residential use since the said 18Mtrs wide proposed Master Plan Roads (A-C) & (B-D) are passing through VMRDA developed layout, water body and across the plots in approved layout, subject to following conditions:

1. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

2. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

**(Contd..3)**

3. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. As per section 15 of APMRUDA Act, the Authority i.e., the M.C., VMRDA shall levy such fees and charges including development charges and conversion charges as applicable and as may be prescribed in any such modification effected to the sanctioned Perspective Plan [PP] or Master Plan [PP] or Area Development Plan or Zonal Development Plan from the land owners at whose instance the modifications are effected and also form the others who will have the advantage due to such modifications. These charges shall take into account the benefits that would accrue to the land owners from the change and shall seek to capture some share of the increased land value.
7. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

NORTH : Water Body in Sy.No.239, LP.No.23/2017 in Sy.No.249/P, LP.No.36/2019/1167/VMRDA in Sy.No.250/P, 251/P, 253/P, Vacant Land in Sy.No.247/P, L.P.No.46/2018, 47/2018 in Sy.No.252/P, Vacant Land in Sy.No.256 of Dakamarri (V), Bheemunipatnam (M).

EAST : Proposed 60Mts. wide Master Plan Road at Sy.No.256 of Dakamarri (V), L.P.No.46/2018 in Sy.No.252/P, Vacant Lands in Sy.No.247/P, 260/P, 261/P, LP.No.57/2013 in Sy.No.348/P of Dakamarri (V), Bheemunipatnam (M).

SOUTH : Existing 18mts. road in VMRDA Layout of L.P.No.57/2013 in Sy.No.348/P, of Dakamarri (V), Bheemunipatnam (M).

WEST : Proposed 4mts. Master Plan Road at Sy.No.239, L.P.No.23/2017 in Sy.No.249/P, Vacant Land in Sy.No.247, 246, 245, 261, and VMRDA Layout L.P.No.57/2013 in Sy.No.348/P of Dakamarri (V), Bheemunipatnam (M).

**Y.SRILAKSHMI**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

**SECTION OFFICER.**